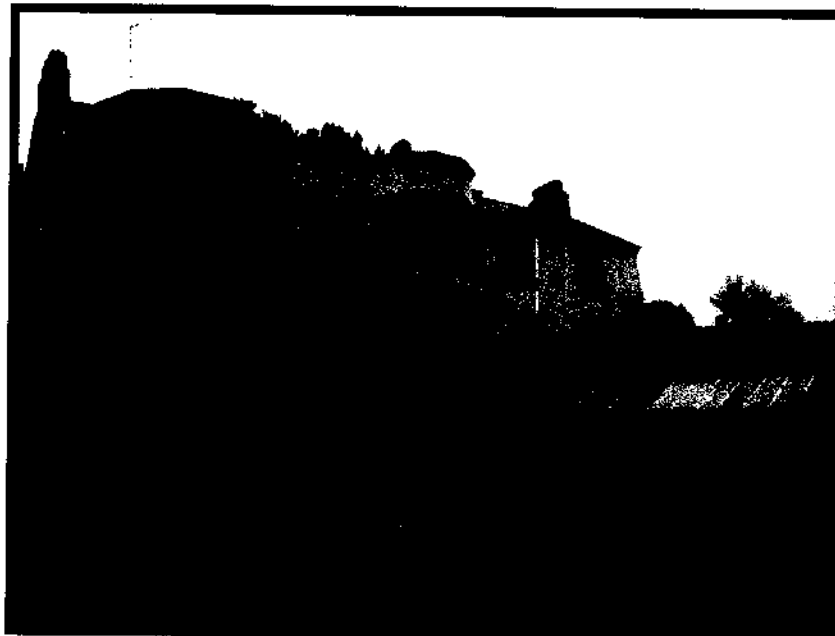


PARTNERSHIP

**TOWN AND COUNTRY PLANNING ACT 1990
THE PLANNING AND COMPULSORY PURCHASE ACT 2004**

**FULL PLANNING APPLICATION BY MR G DOUGLAS FOR THE CHANGE OF USE,
REFURBISHMENT AND EXTENSION OF RAIHWAITHE HALL AND OUTBUILDINGS TO FORM AN
HOTEL WITH SPA AND ASSOCIATED PARKING, GARDENS AND LANDSCAPE MANAGEMENT
AT RAIHWAITHE HALL ESTATE, SANDSEND, WHITBY, NORTH YORKSHIRE YO21 3ST.**

PLANNING POLICY, DESIGN AND ACCESS STATEMENT



RTPI

mediation of space · making of place

NYMNPA

27 OCT 2008

The Planning Unit @ Walker Morris

Chartered Town Planners

June 2008

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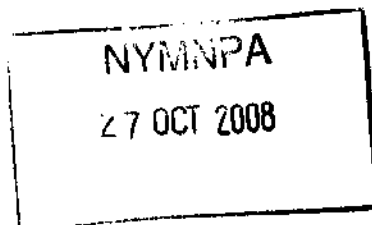
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Qualifications and Experience

Stephen Sadler says:

I was elected a Member of the Royal Town Planning Institute in 1987 and hold a BA (Hons) Degree in Town and Country Planning. Since graduating in 1982 I have some 26 years experience in the planning profession as a Lecturer, Local Government Planning Officer and Development Advisor in private practice. I am currently Head of Planning Unit at Walker Morris Solicitors, Kings Court, 12 King Street, Leeds.

I was employed in 1982-83 as a Lecturer in Town and Country Planning at Leeds Metropolitan University.

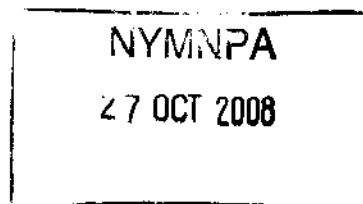
From 1983-1987 I was employed by West Derbyshire District Council; firstly as the Council's Industrial Development and Promotion Officer, including work on the preparation of the Matlock and Ashbourne Local Plans and later as a Development Control Officer.

During 1987-1995 I held a number of senior positions in the Development Control Division of Leeds City Council's Planning Department.

Since joining Walker Morris in 1995 I have provided planning advice for both public and private sector clients in connection with a range of planning and development matters. In particular I have provided expert witness evidence at Public Inquiries and Hearings. I have dealt with planning applications and appeals encompassing a variety of planning and development issues, many including leisure based commercial development.

I am familiar with the Site and the pertinent planning considerations.

*Please see **Appendix SS2** for the qualifications and experience of David R Bamford RIBA



1 INTRODUCTION

- 1.1 This Planning Policy, Design and Access Statement has been jointly prepared by Stephen Sadler BA Hons MRTPI (Head of Planning Unit of Walker Morris Solicitors – Leeds) and David R Bamford RIBA (Principal – D R Bamford Architects – Staithes and Otley) on behalf of Mr G Douglas ("the Applicant") the owner of the Raithwaite Hall Estate. It is submitted pursuant to the terms of Section 42 of the Planning and Compulsory Purchase Act 2004, Article 4c of the Planning (General Development Procedure) Order 1995 and Circular 01/2006 Guidance on Changes to the Development Control System.

- 1.2 This report is an integral part of a full planning application for the change of use, refurbishment and extension of Raithwaite Hall ("the Hall") to form a bespoke country house hotel and spa with associated parking, gardens and landscaping ("the Development") on land at Raithwaite Estate, A174 Sandsend Road, Sandsend, Whitby ("the Site - see location plan at **Appendix SS1**). The Site is partly in the North York Moors National Park ("the Park") and partly within the administrative district of Scarborough. Following liaison with the public authorities the Development is submitted to the North York Moors National Park Authority ("the NYMNPA") as local planning authority in that the Hall itself is considered to be within the Park. Scarborough Borough Council ("SBC") will be consulted by the NYMNPA as the vehicular access from the main A174 is within its area.

- 1.3 The Hall is the former Georgian residence of the Pyman ship-building family, which later was owned and resided in by the Headlam family of the Whitby-based Headlam Steamship Company (owners of large cargo ships named after local villages). In more recent times it has been used as the administration office for the Raithwaite Hall Estate, which is some 80 acres in size and offers a range of 5* holiday accommodation from the various cottages (operated via English Country Cottages) within its extensive grounds. More recently, further holiday accommodation in vernacular style has been added at the Lodge House entrance to the estate and a general refurbishment programme to the properties and grounds implemented (including that to the lakeside bungalow, which is now rediscovering a better aesthetic; it previously being a typically uninspiring looking 1960s bungalow). The Hall has ~~previously received planning permission for its conversion to 9 no holiday apartments.~~

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- 1.4 The Development is design-led by David R Bamford RIBA in accordance with the Secretary of State's "good design" principles and policies in PPS1: Delivering Sustainable Development (2005). A detailed Design and Access Statement is provided by David Bamford at **Appendix SS2** and includes a number of photographs, which identify the physical and environmental context of the Hall and the Site This is in compliance with the Secretary of State's design emphasis in PPS1, DCLG Circular 01/2006 and CABE's supporting document to Circular 01/2006, "Design and Access Statements and How to Write, Read and Use Them".
- 1.5 A multi-discipline project team (including planners, drainage engineers, highway engineers, civil engineers, architects, arboriculturists, ecologists, landscape architects and leisure economy experts) has been integral to the genesis of the Development in order to minimise the impact on the environmental quality of this part of the Park. The project team is directed by the provisions of the National Parks and Access to Countryside Act 1949 and the Environment Act 1995, which are to conserve the natural beauty, wildlife and cultural heritage of the Park and to promote opportunities for the understanding and enjoyment of the special qualities of the Park by the public. The later act also established the purpose of seeking to foster the economic and social well being of local communities in the Park.
- 1.6 Pre-application discussions with regard to general principles and design have been held with both the NYMNPA and SBC and it is believed that a general consensus in favour of the Development exists.
- 1.7 As a consequence of the project teams approach, based on best planning and environmental principles, it is considered that the Development is compliant with the policies and provisions of the North York Moors Local Plan (2003) ("the Local Plan") and the Regional Spatial Strategy for Yorkshire and the Humber to 2026 (2008) ("the RSS), being the statutory development plan for the purposes of Section 38 of the Planning and Compulsory Purchase Act (2004) ("PCPA"). Importantly, it is believed that the minimal environmental impact of the Development ensures that the Parks best qualities are not prejudiced and that the provision of this quality new hotel will foster the economic and social well being of the local community by the provision of new job opportunities and community facilities.

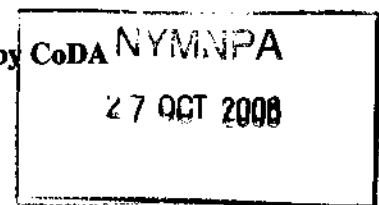
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1.8 The report is to be read in conjunction with the following documents, plans, drawings etc (5 no. copies of each where appropriate are provided to the LPA)

- **Planning application form including Article 7 certificate of ownership and agricultural holding statement**
- **Planning Fee cheque to the value of £11,725 made payable to the NYMNPA**
- **Application Site Plan @ 1:1250 scale**
- **David R Bamford RIBA Scheme drawings as follows;**

S1	Hall Survey Details	GF, FF, SF, TF Floor Plans
S2	"	NE, NW, SW, SE Elevations
S3	Outbuilding Survey	Plans & Elevations
p1	Proposed Hotel and Spa	LG Floor Plan
p2	"	UG Floor Plan
p3	"	FF Floor Plan
p4	"	S&T Floor Plan
p5	"	SE & SW Elevations
p6	"	NW & NE Elevations
p7	"	Car Park Layout
p8	"	Outbuilding Elevations

- **Highways Assessment by CoDA (Consulting Civil & Structural Engineers)**
- **Flooding and Drainage Statement by CoDA**
- **Phase 1 Engineering and Environmental Assessment by CoDA**
- **Visual Structural Survey – Raithwaite Hall**



- **Visual Structural Survey – Outbuilding no 1 by CoDA**
- **Visual Structural Survey – Outbuilding no 2 by CoDA**
- **Topographical Survey Drawing ref BAM146-2DT(1) by MET Surveys**
- **Landscape & Visual Appraisal by Smeeden Foreman (Consulting Landscape Architects, Urban Designers, Ecologists and Horticulturists)**
- **Arboricultural Survey by Smeeden Foreman**
- **Ecological Appraisal by Smeeden Foreman**
- **Smeeden Foreman Landscape Proposal Drawings ref SFP 1349 LL01 & LL02**
- **Coloured hand drawn perspective of proposed front elevation to Raithwaite Hall by Stephen Sloper**

1.9 The report examines the Development in detail. It considers national planning policy guidance and the policies of the statutory development plan, being the Local Plan and the RSS. Regard is had to the principle of development, design and sustainability, local character and visual amenity, scale, layout, accessibility, ecology, landscape, scheme economics, drainage and highway convenience and safety. From this it is suggested that the Development will not harmfully diminish the character and appearance of this part of the Park and moreover will secure long term benefits in terms of estate landscape management and economic and social well being. Consequently, it complies with prevailing planning policy and should be granted planning permission.

2 THE SITE AND ITS SURROUNDINGS

2.1 The entrance to the Estate is off the A174 Sandsend-Whitby Road, which fronts the North Yorkshire Coast. It is located within 1 mile of Sandsend Village, and 2 miles of Whitby.

2.2 Raithwaite Estate is situated within a mature wooded valley on the North Yorkshire Coast between the historic port of Whitby and the seaside village of Sandsend. The estate comprises the Hall, amenity woodland, grass paddocks and a range of buildings offering excellent quality holiday accommodation.

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- 2.3 In general terms the Hall and Estate is secluded from wider public views due to the valley location and local topography. The photograph on the back page of this report provides a useful aerial view, which endorses this conclusion.
- 2.4 I would refer to the planning application reports, more particularly by David Bamford and Smeeden Foreman for further details of the site location, description and surroundings.

3 PRIMARY PLANNING LEGISLATION

The Planning and Compulsory Purchase Act (2004)

- 3.1 The principle of the plan-led system is confirmed by Section 38(6) of the PCPA, which states that:

If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

4 NATIONAL AND REGIONAL PLANNING POLICY

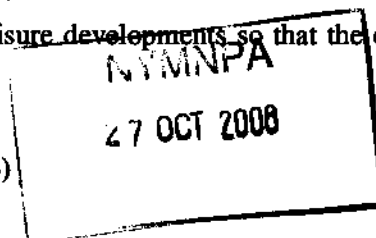
PPS1: Delivering Sustainable Development (2005)

- 4.1 At paragraph 1, PPS1 makes it clear that good planning can make a positive difference to people's lives and helps to deliver homes, jobs and better opportunities for all whilst protecting the environment.

- 4.2 Paragraph 22 in PPS1 states that Local Planning Authorities should ensure that suitable locations are available for tourism and leisure developments so that the economy can prosper.

PPS7: Sustainable Development in Rural Areas (2004)

- 4.3 Paragraph 38 of PPS7 states that the conversion of existing rural buildings to provide hotel and other serviced accommodation should be allowed. Subsequently, planning authorities should adopt a positive approach to proposed extensions to existing tourist accommodation where the scale of the extension is appropriate to its location and where extension may help to ensure the future viability of such business.



- 4.4 Paragraph 40 goes on to state that Local Planning Authorities should support other forms of self-catering holiday accommodation in rural areas.

Good Practice Guide on Planning for Tourism (2006)

- 4.5 This advice states that the planning system has a vital role to play in terms of facilitating the development and improvement of tourism in appropriate locations. The benefit of tourism to the UK economy is in the order of £74 billion to GDP and it is the UK's third largest foreign exchange earner after oil and vehicles. The tourism industry employs some 2.2 million people (7.7% of the UK workforce) and most jobs are in the SME (small and medium sized enterprises) sector.
- 4.6 At a more local level tourism can make a very significant contribution to the economic and social well being of communities. It can also secure or upgrade public services such as transport, support a broader and more vibrant and active community by attracting arts, sports or cultural events, aid diversification within the rural economy and underpin the quality of the local environment and facilitate further enjoyment of it by residents and visitors. These benefits can be particularly valuable in rural areas as they may provide amenities that people would otherwise not have access to.
- 4.7 The advice importantly recognises that tourism related development can also be key to maintaining and enhancing the natural and built environment. Derelict or underused buildings can be brought back in to beneficial and economic use and the countryside can be better maintained. The health of the environment and the community can often depend on the viability of the local economy so areas which attract income from tourism will be better able to afford to sustain the local environment. It is clear that proposals involving high quality design improve the visual and environmental experience for visitors and the local community alike.
- 4.8 The planning system, by taking a pro-active role in facilitating and promoting the implementation of good quality development, is crucial to ensuring that the tourism industry can develop and thrive, thereby maximising these valuable economic, social and environmental benefits.

5 THE STATUTORY DEVELOPMENT PLAN

The Regional Spatial Strategy- The Yorkshire and Humber Plan to 2026 (2008) ("the RSS

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2008") and The North York Moors Local Plan 2003 ("the Local Plan 2003")

5.1 The RSS and the Local Plan form the statutory development plan for the purposes of Section 38 of the PCPA.

The RSS 2008

5.2 The recently adopted RSS provides strategic advice for Yorkshire and the Humber, including the administrative districts of the North York Moors National Park Authority and Scarborough Borough Council.

5.3 In terms of the location of the Estate the RSS recognises it as being within the Coastal Sub Area and includes a number of policies, which seek to support the local economy by encouraging investment in tourism (to underpin local employment opportunities for the benefit of local communities) whilst respecting the environmental quality of the area including the nationally important landscape etc of the Park. Whitby is noted as a Principal Town, which should be a focus for growth in combination with other local opportunities in the rural areas for diversifying the local economy.

5.4 I enclose at **Appendix SS3** RSS policy extracts YH1, YH6, C1, ENV10, E1, E6 and E7, which are material to this case.

5.5 Policy YH1 provides the RSS's overall spatial approach and at criteria 5 and 6 says that inter alia the Principal Towns (such as Whitby) should be supported (as the hub for the rural and coastal economy and community) and the character and environment of the coast and countryside should be protected and enhanced including via economic and social development. Policy YH6 says that rural and coastal areas will be protected and enhanced as attractive and vibrant places and communities, providing quality of place and excellent environmental, economic and social resource. The quality of the environment is to be protected and economic diversification supported.

5.6 Policy C1 says that plans, strategies and investment decisions should seek to diversify the Coastal Sub-Areas economic base and open up employment opportunities via tourism and related business development, which uses but does not compromise landscape and environmental assets.

5.7 Policies ENV8 and 10 seek to promote biodiversity and protect and enhance landscapes in development proposals.

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sandsend, whitby, north yorkshire

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is therefore supportive of the refurbishment and extension of existing buildings in locations such as Raithwaite subject to the general development standard considerations in Policy GP3.

6 THE CASE FOR THE APPLICANT

6.1 The Applicant's case is predicated on a detailed assessment of the Development with respect to the environmental context of the Site, its relationship to the surrounding area and the policies and objectives of the RSS and the Local Plan.

6.2 The following matters are considered in this Policy, Design and Access Statement:

- **The Principle of the Development**
- **The Design and Impact of the Development**
- **Compliance with National Planning Policy Guidance**
- **Compliance with the Statutory Development Plan**

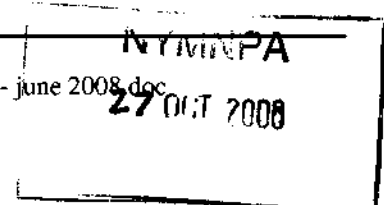
The Principle of the Development

6.3 The extension and conversion of Raithwaite Hall and its outbuildings to form a bespoke Hotel and Spa is supported by the principles of national, regional and local tourism planning policy and consequently the provisions of Section 38 of the PCPA prevail.

6.4 The principle of the tourism development on this site is long established by reason of the existing holiday cottages business. It is clear that this requires further substantial investment if the tourism related opportunities, more particularly relating to bringing the Hall back in to viable and beneficial use, are to be realised. The principle of the scheme is further endorsed by its prospective value to the community in social, economic and environmental terms

The Design and Impact of the Development

6.5 David Bamford RIBA's Design and Access Statement at **Appendix SS2** to this report evidences the genesis and development of the design proposal, which is fundamentally based on recovering some of the traditional detailing of the Hall, consolidating it and its outbuildings as a workable hotel and spa concept and ensuring low impact on the

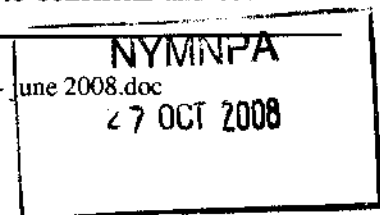


quality of the local environment. The objectives in Local Plan policies GP3, BE6, BE15 and TM1 have been very much key drivers to the design concept and execution to preserve the quality of the buildings and landscape in this part of the Park. Indeed, it is considered that the sensitive design approach and very significant financial investment will positively enhance the buildings and landscape.

- 6.6 Very careful analysis of the site context of the Hall, its outbuildings and open areas has resulted in a deliberate design to reduce the cumulative impact that new development might have on this part of the Park. The extensions to the Hall retain a composite rather than dispersed built form, which whilst introducing change to the immediate site will ensure that such change is commensurate and not prejudicial to the environmental quality of this part of the Estate. Such change will be from short distant views only, the majority of them private and consequently there will be no wider impact on the Estate. A similarly sensitive approach has been taken with the selection of the car park area, which is to be formed in the existing grassed bank on the internal approach road. In landscape terms this area is not of high value and opportunities for improved planting and landscaping will ensure that the visual impact is minimised. Trevor Foreman and I concur that the car park location is optimal in terms of reducing general impact.

Compliance with National Policy Guidance

- 6.7 The Development supports the good design principles of PPS1. The Development makes more efficient use of the current buildings and extends them in an appropriate and vernacular manner, whilst respecting the quality of the local environment.
- 6.8 PPS7 supports the Development in that Local Planning Authorities are invited to support the provision of self-catering holiday accommodation in rural areas. The provision of three extra holiday units will assist in enhancing the tourist economy.
- 6.9 The Development is underpinned by the provisions of the Secretary of State's policies in the Good Practice Guide on Planning for Tourism, which replaced PPG21 in 2006. At Sandsend the scheme will make a very significant contribution to the economic and social well being of the community in that jobs will be created and local residents will have the benefit of being able to use the spa and other facilities. As importantly this commercial development will be the driver to maintaining and enhancing the natural and built environment of the Estate in the wider interests of the Park. The Hall itself, which is significantly underused, will be brought back in to beneficial and economic



use. The health of the environment and the community will be supported as a consequence of the income attracted from this tourism related proposal. It is clear that this high quality design by David Bamford RIBA will improve the visual and environmental experience for visitors and the local community alike.

Compliance with the Statutory Development Plan

- 6.10 The Development is compliant with RSS Policies YH1, YH6, C1, ENV10, E1, E6 and E7, which are material to this case.
- 6.11 Policy YH1 is supported in that the Development assists Whitby as the hub for the rural and coastal economy and community. Policy YH6 is similarly underpinned as this area and the Estate will be protected and enhanced, providing quality of place and an excellent environmental, economic and social resource. The quality of the environment will be enhanced by a landscape management agreement and the economic diversification will retain and create local employment opportunities.
- 6.12 Given the sensitive design solution Policy C1 is endorsed in that the Development will open up employment opportunities via tourism and related business development, which will use but not compromise the landscape and environmental assets of this part of the Park. To the same extent the objectives in Policies ENV8 and 10 will be promoted by the proposed landscape management regime, which will assist biodiversity aspirations.
- 6.13 The hotel and spa proposal will encourage a more diverse, competitive and successful economy in the local area with attendant benefits in support of Policies E1, E6 and E7. It will a sustainable growth in local tourism as an integral contributor to the economy and make best use of the indigenous resources and existing tourism infrastructure in the Whitby area. It will contribute to reducing seasonality and provide jobs for local residents of a scale and type appropriate to their location and deliver social and environmental benefits
- 6.14 Similarly, the Local Plan's policies are satisfied, which support the diversification of the rural economy and tourism related development in the circumstances that the special qualities of the Park are not prejudiced.
- 6.15 The Development is compliant with Policies GP3, BE6 and BE15 in that a sensitive,

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27 OCT 2008

design-led approach has been taken under the auspices of David Bamford RIBA and also Trevor Foreman F Arbor. David Bamford's design and access statement confirms that the high quality scheme will enhance the character, special qualities and amenities of this part of the Park. Trevor Foreman is content that the Parks visual and landscape amenities will not be prejudiced. In terms of the level of activity and type of use this will be commensurate with a modest sized hotel and spa operation. Whilst it is certainly likely to be more intensive than the current holiday accommodation use it will not be at a level which might be harmful to the qualities of the Park. Indeed and to the contrary the change in the extent of use and activity will be little discernible from outside the site and within it the hotel and spa operation will sit comfortably in its valley context. The highways assessment by CoDA confirms that safe and convenient access and egress will be retained at the Whitby Rd junction and sufficient parking is retained on site. Normal services will be able to access the site as existing.

- 6.16 Finally, Policy TM1 is supported as the refurbishment and extension of the Hall will provide high quality served accommodation in support of the general tourism agenda.

7 CONCLUSIONS

- 7.1 The Development has been carefully designed and considered and it is consequently concluded that it:

- **is supported by PPS1, PPS7, the Good Practice Guide on Planning for Tourism, RSS 2008 and the Local Plan 2003 (as saved) and will protect and enhance the special environmental qualities of this part of the Park**
- **is an example of high quality design, which will protect and enhance the contribution that the Hall and its outbuildings make to the Estate and this part of the Park.**
- **will assist in improving the Estate as a high quality location for tourists to stay, and subsequently provide a positive contribution to the economy of the Whitby area.**
- **will provide local job opportunities and social facilities for local residents**
- **will neither be intrusive, over intensive, dominant nor out of character with**

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sandsend, whitby, north yorkshire

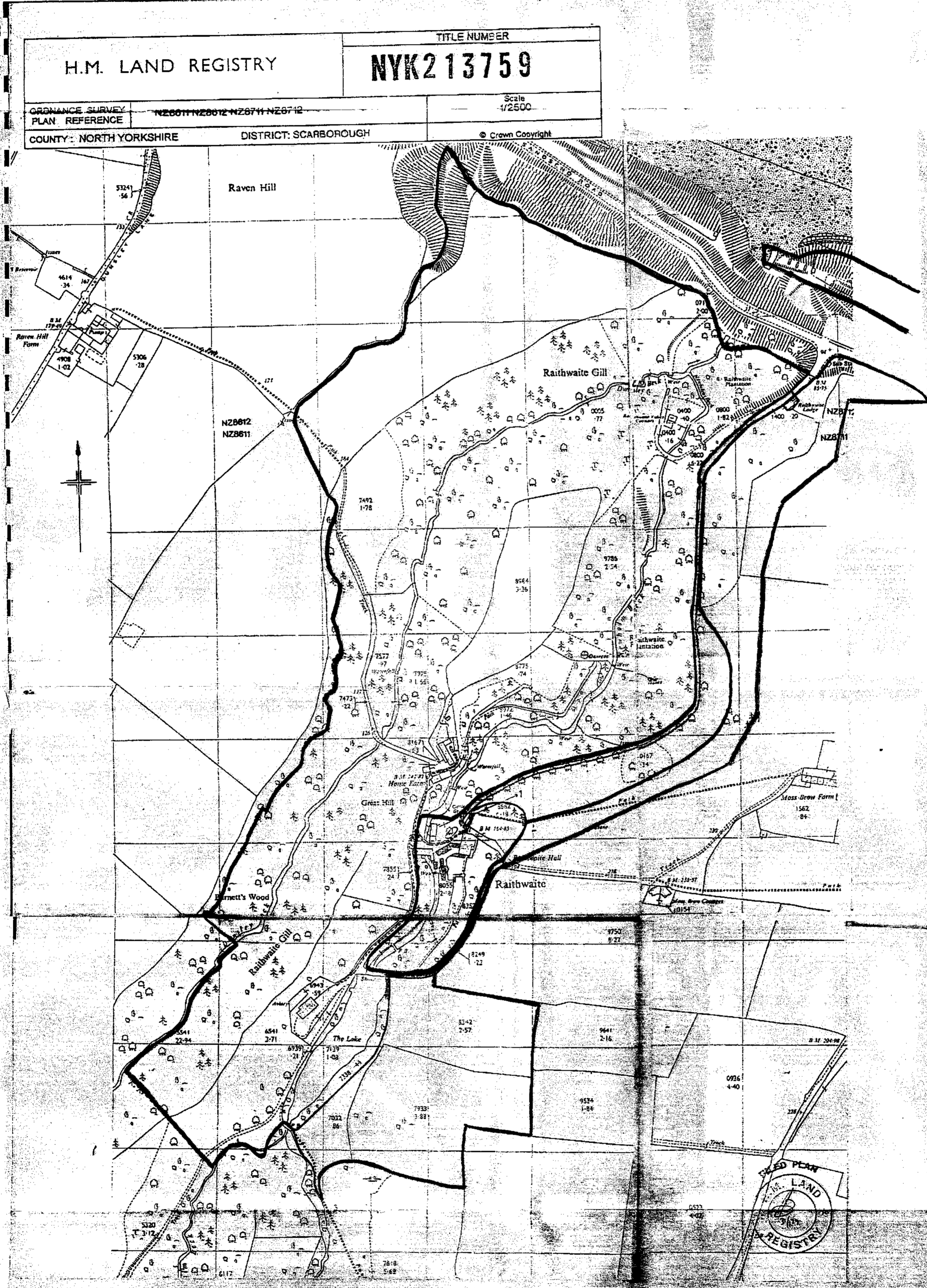
the locality or wider area and will provide opportunities and benefits with regard to landscape management and biodiversity objectives

- **benefits from the presumption in Section 38 of the PCPA 2005.**

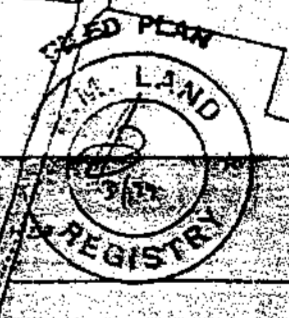
7.2 Consequently the LPA's Members and Officers and the local community are invited to support the proposal.



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COUNTY: NORTH YORKSHIRE	DISTRICT: SCARBOROUGH	© Crown Copyright



DESIGN AND ACCESS STATEMENT

**PROPOSED HOTEL
RAITHWAITE HALL,
THE RAITHWAITE ESTATE,
SANDESEND, WHITBY**

NYMINPA
27 OCT 2008

FOR MR G DOUGLAS

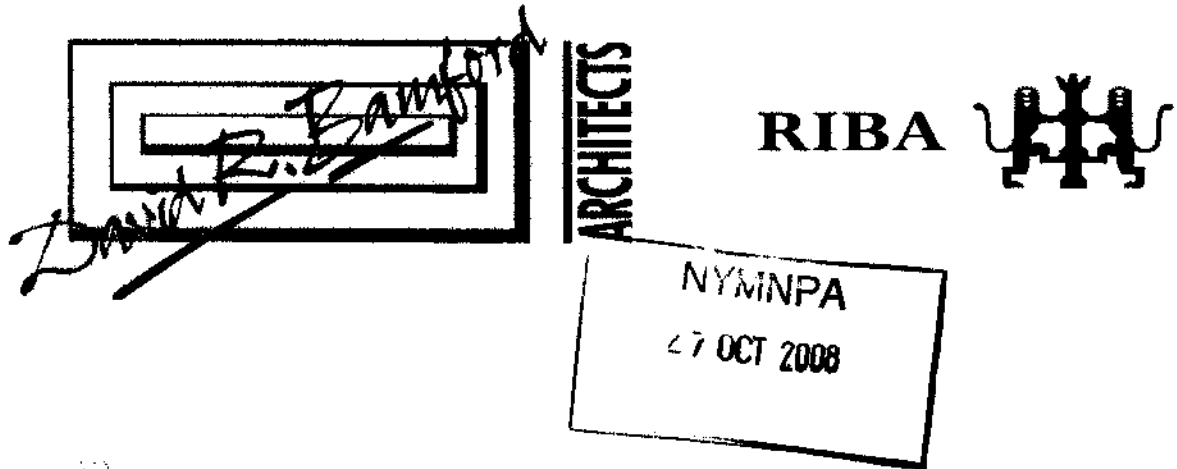


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QUALIFICATIONS

David Bamford became a Chartered Architect in 1979 and has maintained membership of the Royal Institute of British Architects from that date following obtaining a good honours degree from the Leeds School of Architecture and subsequent post graduate diploma and professional practice.

David R Bamford Architects was founded in 1982 and a successful small practice has been maintained since that date working on generally more complicated smaller projects for individual clients. Many of these projects involve listed buildings, conservation areas, national parks, etc.

One of the larger developments carried out by the practice was the conversion of Cuthbert Broderick's Wells House Hotel in Ilkley (formerly the Bradford and Ilkley College) into 26 apartments, which received the RICS award as the best residential development in Yorkshire (Cuthbert Broderick was also responsible for the Grand Hotel at Scarborough, which is the archetypal Victorian hotel, which very much formed the basis of the hotels of today).

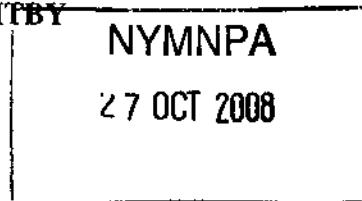
The practice registered a second office at David and Nicky Bamford's home at Ridge Hall in Staithes in 2003, making it now the only chartered practice in the North Yorkshire Moors National Park. The number of projects carried out from this studio is growing, including the recent successful appeal for the redevelopment of the boatyard at Sandsend for a mixture of 10 cottages and larger houses carried out in a local style. This development is in itself probably the most significant coastal development in the area. Further developments are a residential conversion to a section of the Royal Crescent in Whitby (Listed building), the recently completed holiday cottage development at Ridge Hall, Staithes, the holiday cottage development at the Lodge, Raithwaite Estate and the redevelopment of the Lakeside House at the Raithwaite Estate.

DESIGN AND ACCESS STATEMENT

10 June 2008

**PROPOSED HOTEL – RAITHWAITE HALL,
THE RAITHWAITE ESTATE, SANDSEND, WHITBY**

FOR MR DOUGLAS



HISTORICAL BACKGROUND

The Raithwaite Estate (“the Estate”) probably dates back a number of centuries which is fairly typical in this area. It is likely that Raithwaite Hall (“the Hall”) itself has developed over at least two centuries and similarly with the adjoining Home Farm and the rest of the farms in the locality that formed the wider estate.

I understand that the Pyman Family owned the Hall at the beginning of the last century and this was purchased by the Headlams later in the century. The Pymans were ship builders in Whitby and the Headlams were ship owners with the Headlam Steamship Company which owned quite a number of large cargo ships named after the local North Yorkshire villages. It seems that the Headlam Steamship Company was probably the biggest employer in the area. In the 1960’s Mr Headlam constructed a new house within the Estate just up from the Hall overlooking the lake (“the Lakeside House”) and after this time the Hall was used principally for the offices of The Headlam Steamship Company. Following the death of Mr Headlam the property was passed to his housekeeper Trudy Tanner and alternative uses were sought for the Hall which included cafe, alternative treatment centre and garden centre and during the 1990’s a number of the houses on the estate were converted into holiday cottages and this use continues to the present time. In 2007 the Estate was purchased by Mr Douglas who envisaged living on the Estate and refurbishing and developing the property for continuing holiday accommodation in a sensitive manner and where appropriate. Planning permission had previously been granted for the conversion of the Hall into 9 no. apartments, together with the conversion of a number of the other properties into cottages / holiday cottages. Mr Douglas also sought professional advice from a range of practitioners with respect to the opportunities and constraints that the Estate and its buildings presented.

GENERAL SETTING OF THE ESTATE

The Estate is located immediately adjoining the A174 coastal road (Sandsend to Whitby Road) approximately 1 mile to the northwest of Whitby town centre. The ownership of the Estate extends to both sides of the road with a section of it leading to the Sandsend beach. The Estate itself is some 80 acres, comprising two relatively steep wooded valleys. The principal valley runs down to Newholme Beck which connects with the sea across Sandsend beach and just beyond the A174 Newholme Beck meets Dunsley Beck which forms the second valley. The valleys are well wooded mainly with deciduous trees. The Estate contains some grassland and fields where the topography allows and there are a number of buildings within the estate including a Lodge, Gamekeepers and Woodcutters cottages at the confluence of Dunsley Beck and Newholme Beck, the Home Farm

which has a range of buildings now largely converted to holiday cottages, The Lakeside House (which was constructed in the 1960's and is a substantial property currently being altered to give it a more traditional form in accordance with a recent planning approval) and the Hall itself (which includes a range of outbuildings and greenhouse etc).

The Estate is served by private access roads. In the last few years these have been very significantly upgraded to modern standards and engineering work has been carried out on the Estate to stabilise a banking adjoining The Lodge and to develop the watercourses.

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EXISTING BUILDINGS

It is difficult to say exactly when the Hall was built. It is quite likely that it dates back 300 years or so. It is indicated on the 1850's ordnance plan and a photograph is attached during the Victorian era. It seems likely in line with many properties of this type in the locality that the building gradually developed over the years to meet varying needs and may well have started as quite a modest property. The ordnance plan of 1853 indicates the Hall in its present position with evidence of some outbuildings and probably a pond, together with the Home Farm. The 1894 ordnance plan indicates the Hall very much in its present state, with the red brick extensions formed to the rear of the property, the development of the kitchen gardens, the garage building and the building crossing the watercourse. It also indicates the development of the lake further upstream and the development of the formal gardens, together with the building of the conservatories and link on to the front of the Hall. In the more recent times, probably in the 1950's, some inappropriate concrete bay windows were added to the Hall, together with steel framed stain glass windows. Otherwise the current form of the building is very much as it was in 1894.

THE APPLICANTS CONSIDERATIONS

The intention of the Applicant following the purchase of the Estate was to progress holiday related development with the benefit of existing planning approvals and to consider opportunities for further development. He also chose to relocate from West Yorkshire and make Raithwaite his family home with the intention of remodelling the Lakeside House in the vernacular.

Advice from his multi-disciplined professional team, more particularly from those with an existing knowledge and familiarity of the Estate site and the local area, was that it would be prudent to obtain specialist advice from a nationally respected commercial leisure agency. This would look at market values, holiday cottage potential and the general tourist economy with a view to establishing needs and demands and how this might manifest itself. More particularly, the concept of converting the Hall into a boutique hotel was mooted given the recognised shortage of quality hotel accommodation along this part of the North Yorkshire coast and I prepared an initial scheme design, which sought to refurbish and extend the Hall in a sensitive manner and based on sound design principles.

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Humberts Leisure (Chartered Surveyors and Commercial Leisure Economy Advisors) ("Humberts") were identified and approached on the basis that they are acknowledged experts in the hotel and leisure field. An introductory meeting was held and an initial appraisal prepared which confirmed that there is very little hotel provision in the Whitby area and general demographics suggested that a hotel in this location would be successful. In addition a number of recent developments have occurred which include hotel and holiday cottage accommodation and again these have proved to be successful. It was therefore agreed that a full appraisal be prepared that looked at all related matters, including financial projections, build costs and management structures. The outcome of this appraisal indicated that the development could be successful.

The Humberts appraisal also looks into the potential of the holiday cottages. The 7 existing cottages formed in the mid-1990's have traded successfully with English Country Cottages as the exclusive agent. Typically occupancy is around 80% which is very high and reflects the popularity of the area throughout the year. The Humberts report indicates that a number of successful developments have been carried out, encompassing boutique style hotels with cottages and lodges. Clearly the cottages attraction for tourists would benefit from a proposed hotel in terms of the availability of a bar, restaurant, gym and spa and beauty treatment, etc. The general consideration of the Humberts report is that the cottages offer might also be increased in due course. Bearing in mind the landscape setting, this could take the form of cottages within the local vernacular style, together with other landscape friendly provision, possibly in the form of tree houses, hobbit holes and lodges which could be married into the site without significant adverse impact on the general landscape. The development could then be knitted together with footpaths and cycle lanes, with the possibility of also driving a pedestrian tunnel under the highways to give access to the estates beachside land. Such development may be the subject of future applications.

Currently the Estate has 7 holiday cottages, - 3 more nearing completion by conversion and extension of the original lodge building and there is a further planning application with SBC for 3 more traditionally constructed cottages adjoining Gamekeepers and Woodcutters cottages.

The composite of Humberts advice, my design and context consideration and the view of Stephen Sadler (Head of Planning Unit at Walker Morris) was that the formation of 40 bedrooms or so, 4* plus Boutique Hotel would work financially and environmentally. - Ideally the bedrooms should be individual to a high standard of design and a reasonably high percentage of suites should be available. The hotel should include full bar and restaurant facilities with a dining capacity of 120 or so. A function facility would be required. This should have a capacity of 150 or so, particularly for weddings. It should have its own facilities including a separate bar and access to the gardens - clearly important for wedding photographs. A spa facility is generally considered important, centred on a good sized leisure pool with Jacuzzi, steam, sauna and water treatment facilities, together with a range of treatment rooms, lounge reception, changing rooms, gymnasium and weight room. The spa should have a separate access, as well as access from the hotel. Car parking will obviously need to reflect the use of the building, with allowance for the various functions, together with staff provision. Landscaping generally should be of a high standard blended into the existing natural landscaping and obviously with the location being in the Park the impact on the landscape has to be minimised.

PLANNING CONSULTATION

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My colleague, Stephen Sadler, took general soundings from the Officers at the North Yorkshire Moors National Park Authority and Scarborough Council who were broadly supportive of the proposals, which were in principle compliant with the terms of the North York Moors Local Plan and the Scarborough Local Plan in supporting the tourist based economy. Preliminary design proposals for a hotel were tabled more particularly with the Park Authority on the basis of refurbishing the Hall itself (to rediscover some of its original form and appearance) and to extend it to produce a design for the 21st century, which reinforced its historical position and setting whilst achieving an excellent standard of contemporary design. It was emphasised that such a considerable level of financial investment could only be secured with a consensus of support for the project based on best planning principles.

STRUCTURAL SURVEY

A structural survey has been carried out by Coda Structures as attached which generally indicates that the Hall and the outbuildings are in reasonable condition and in a moderately good state of repair.

FLOODING / DRAINAGE STATEMENT

A report is attached by Coda Structures. Newholme Beck passes immediately adjoining the development. The owner is not aware of a flooding problem, however because of the extent of lower ground floor accommodation, this clearly needs to be carefully considered. A consideration / provision will be given to some overflow facility in the situation where the inundation of the stream causes the adjoining pond to overtop the perimeter wall.

The existing property has a modern treatment system put in, in the mid-1990's to cater for the holiday cottage development, together with the conversion of the Hall into apartments. It is likely that the hotel will exceed the requirements of the original development and upgrading to the latest standards will be required.

Run-off of surface water into the watercourse will be mitigated where possible using soakaways, dependant on ground conditions. The authority has advised that run-off into the watercourses will be acceptable at a rate of 20lt/sec/hectare. So where this is necessary, attenuation tanks to limit run-off will be provided, again very much dependant on ground conditions.

HIGHWAYS

A Highway Assessment is provided by Coda Structures. A speed survey has been carried out, together with a full topographical survey and full visibility details are provided. This shows that for existing vehicle speeds, visibility is within the required standards. Coda Structures have generally made some recommendations for improvement and have suggested that it might be prudent for the Highway Authority to consider traffic regulation orders to reduce traffic speeds to 40miles/hour for the 1 kilometre or so section of the A174 between Whitby and Sandsend.

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CAR PARKING

The following car parking is provided, together with the normal parking recommendations as follows:

1 space/ bedroom	44
1 space/ 3 non resident staff (50)	17
1 space/ 4m ² to bar (108m ²)	27
1 space/ 10m ² for conference/ banquet (300m ²)	30
1 space / 4.6m ² restaurant (157m ²)	34
Spa	<u>15</u>
say	
Total	167

Car park provision in main car park 171 + 4 disabled in courtyard and 6 for drop off, etc.

PHASE I ENGINEERING & ENVIRONMENTAL ASSESSMENT

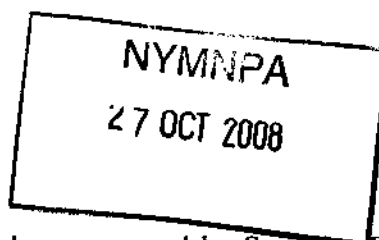
A report by Coda Structures is attached. This report indicates that there is a low risk of contamination on the site and makes the usual recommendations for investigation and monitoring as work proceeds. The main risks tend to stem from the possibility of importing inappropriate fill. There is no evident of significant amounts of fill being required for any of the development carried out in the past.

Slope stability has been a problem in the vicinity. The nature of the glacial material has a tendency to flow over time if it is at an angle greater than 30°. There are continual problems along the A174 going into Sandsend where the banking gradually moves and work has been carried out to the rear of the Lodge to ensure slope stability. Coda Structures have made recommendations for ground investigations for the works as a precautionary measure, although there is no evidence of any instability adjoining the Hall.

MAINS SERVICES

Gas, water and electricity provision was made with the development of the holiday cottages for the future development of all the associated buildings, so a reasonable provision of gas, water and electricity exists on site.

ARBORICULTURAL SURVEY



An Arboricultural survey and plan have been prepared by Smeeden Foreman. There are no tree preservation orders on any of the trees within the survey area. In general the proposals do not require the removal of any significant trees.

ECOLOGICAL APPRAISAL

Smeeden Foreman have also prepared a full ecological appraisal and general recommendations have been put forward. The general conclusion of the appraisal is that there would be a loss of some semi improved grass land for the car park. However the new planting and landscape work gives potential for improving habitats. The report makes general recommendations for further studies and management structures.

LANDSCAPE APPRAISAL & PROPOSALS

A report is submitted by Smeeden Foreman. This looks at the landscaping generally and looks at all the potential viewpoints of the development from public rights of way round the development. The conclusion is that the development would cause only minor changes to the overall character of the site and most of the changes would be beneficial. The only marginally adverse impact would be the increased vehicular access to the site. This would be significantly mitigated in time, as the landscaping and screening develops.

The essence of the landscape design is to achieve a high quality landscape immediately adjoining the development, which would be blended into the existing high quality formal garden of the Hall. The landscaping of the car park area is intended to create screening, together with landscaping and ecological benefits carried out using natural species.

HARD LANDSCAPING

Currently the Hall is access via a recently refurbished drive formed in tarmac with concrete curbs. The proposals maintain the existing access road but the main courtyard area to the front of the Hall would be reformed in Marshalls tegular setts, with parking delineation. Paving round the hotel is generally indicated in natural stone to a random pattern and some of the terraces would be formed with timber decking.

The car park is indicated as being formed in tarmac with tegular sett curbs to the access ways and gravel finish with tegular sett demarcation to the parking bays. The access ways will generally be cambered to discharge surface water onto the gravelled areas which will then act as a natural soakaway with some additional overflow land drainage taken to further soakaways or attenuation through to the watercourse. The design of the car parking is indicated to make effective use of the natural levels to achieve not only the required amount of car parking but to allow the car parking to be effectively screened by the landscape to minimise its visual impact.

A tegular sett footpath extends along the length of the car park to provide an attractive walk between the car park and the hotel, which will have suitable low level lighting.

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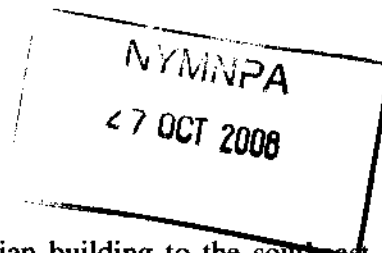
ARCHITECTURAL APPRAISAL

Whilst the existing Hall has some Architectural merit, in terms of the building stock and general location, I consider its principle façade is somewhat unattractive and disappointing. A photograph is attached showing the building in the late Victorian- /- Edwardian period. This indicates that the original building was plainer and formed in local stone with traditional detailing. Presumably the original building would have been symmetrical and probably Georgian in essence, with a central entrance. A wing was then probably added to the south incorporating a two storey bay window arrangement. This was probably Victorian and this development included a new entrance and staircase. I think that the link across the lower part of the site, together with greenhouses was developed later in the Victorian period and then probably towards the end of the Victorian period a range of red brick buildings and extensions were added. The rear extension of the building in brick with stone detailing is really quite fine and a new entrance was added, although it is difficult to see how this could have been used successfully. The outbuildings adjoining Newholme Beck were also built at this time in red brick and slate with some simple detailing.

My principal architectural objective is for minimum impact on the general landscaped context of the Hall, whilst developing and fusing the building stock into a coherent and functional development. It is considered that such a concept is the only realistic option for balancing the development and environmental interests.

A first priority for me was the consideration of the initial appearance of the building from the line of approach through the courtyard. Clearly, the visually poor canted bay windows that have been added during the 20th Century need to be removed and the building reinstated in its traditional form. We also consider therefore that it would be appropriate to form a balancing wing to bring the building back to symmetry. It seems unlikely that underneath the 20th century render that the existing stone face of the building will be satisfactory for reuse. It has therefore been indicated that the building would be re-clad in the local Eskdale stone with the traditional herringbone tooling and using matching cut stone details and string courses, together with lime mortars. The roof would be reinstated using natural-/- reclaimed slate with conservation roof windows and the traditional tabling and chimneys would be reinstated. I believe that this exercise in providing a balanced design and the use of quality materials would very significantly enhance the appearance of the Hall and the visual amenities of this part of the Estate and National Park in the public interest.

The link arrangement through to the outbuildings and greenhouses is really not a very satisfactory arrangement aesthetically and was presumably the product of a keen gardener requiring simple functionality rather than concern with general aesthetics of the building. If the existing buildings are to be used successfully then some sort of link would be desirable, but this clearly needs to be subservient to the main building and it would also be sensible if the link does not effect the symmetry of the main building have therefore indicated a two storey link, which is subservient to the Hall and comes naturally off a side extension, connecting it to the main building. This also has the advantage of significantly increasing the size of the entrance courtyard, which is going to form the hub of the circulation, as well as the need to maintain access to the rest of the development.



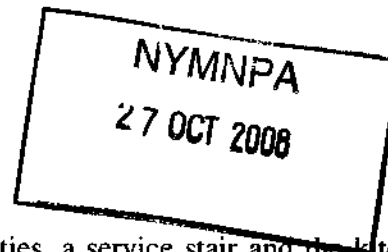
As referred to, the red brick Victorian building to the southeast side of the property is of some architectural merit and interest and is in generally sound condition. I thought it sensible to retain this building, as it does give a slightly quirky reminder to some of the origins of the building, which is not untypical of the way that many country houses have developed over the years following various styles. Similarly, the brick outbuildings have been indicated as being retained and again these will reflect the historical development of the building.

Together with the development referred to above there is a requirement for additional floor space to meet the terms of viability and functionality. Due to the natural topography and constraints of the site, the only real potential for additional floor space was identified at a basement level on the part of the site currently occupied by the formal gardens and the large greenhouse. The ornamentation on the formal gardens is largely in concrete and was probably carried out at the same time as the bay windows being added in the 1950's. The greenhouse probably dates back to the Edwardian period and the structure itself is generally at the end of its life. This area of the site has a south westerly aspect over the main garden and pond and forms a natural location for banqueting and public accommodation to the hotel. Its location at basement level with a good portion of it excavated below existing levels, and bearing in mind the requirement to minimise landscape impact, made it a natural location for the formation of a green roof, allowing the ornamental garden to be extended across the roof and linked into the existing gardens, naturally therefore reducing landscape impact. This would also have the benefit of giving further direct access to public rooms at the upper ground floor level. In terms of the aesthetic treatment of this basement area, there appeared two alternatives. One would have been simply to continue the details on most of the rest of the building, with stone walls, parapet and French windows. The alternative in many ways seems more attractive, being simply to use a glass cladding system, together with a landscaped eaves detail which would make a much quieter statement, with the glazing naturally reflecting its surroundings and making it virtually invisible from a reasonable distance. This would further make the green roof flow into the main garden in a largely visually seamless manner.

The majority of the hotel bedrooms are within the existing structures and inevitably this leads to a variety of floor plans and aspects. Within the main body of the house, all bedrooms have good aspects and provide a range of accommodation to cater for varying budgets and requirements. Two larger bedrooms have been indicated with full disabled facilities. Because of the levels within the existing building, additional stairs will be necessary to access a few of the bedrooms, particularly on the upper floors.

The outbuildings are generally indicated as bedroom suites. These have their own access off the central courtyard. These generally have separate living accommodation and bedrooms, together with private terraces and they may also be suitable for families.

Entrance to the hotel is via a covered portico through to a reception area which is backed up by the hotel administration area. The reception has a lounge area which then accesses the core staircase and lift, giving access to all public rooms and bedrooms except those within the outbuildings. Because of the topography of the site, the servicing arrangement was not straightforward. Ideally service vehicles do not want to have to access through the main courtyard and therefore a service yard has been indicated which would in effect be excavated below natural levels to the northern side of the building. This then gives access to a service corridor which accesses laundry facilities,



administration, reception, staff facilities, a service stair and the kitchens. Whilst this does give a slightly extended service corridor, it keeps the servicing of the building in one convenient location.

The main dining room is intended to seat 120 or so, with an additional conference / dining room which can be used for additional accommodation. There is also a dining terrace overlooking the courtyard and a further terrace overlooking the main gardens to the south. This should make an attractive and convenient location for the main dining facility and is located directly off the main kitchen.

The lounge bar is located immediately over the dining room and directly off the main stair and lift. This space can accommodate up to 100 people, with a substantial bar and backup facility. There is also an external bar terrace with a southerly aspect across the main gardens and a spiral stair access to the gardens, which can also be used as a fire escape.

The function facility extends to approximately 280m², including toilet facility and a dedicated bar. The facility is suitable for up to about 150 dining guests and is intended very much for weddings. The function room gives access to a large terrace area and through to the formal gardens with a pond and waterfall. Access to the function facility is through the main entrance and down the main stair / lift. The facility has direct access to the kitchens. Partitioning across the main body of the function room would allow it to be split into two for smaller functions and the function room could also be used for classes using the spa.

The spa can be accessed from the main stair / lift or through a dedicated access off the main courtyard, which would allow for club members and occupants of the holiday cottages. The accommodation is based round a level deck pool with Jacuzzi and plunge facility. The aspect is southerly looking directly over the pond and waterfall and with a large pyramidal roof window, delivering a high level of natural lighting. The spa has a lounge waiting area with reception and an open plan nail bar with four formal treatment rooms, male, female and disabled changing facilities, a gymnasium and weight room and potential to use the function room for larger classes and steam, sauna and water treatment facilities.

DISABLED ACCESS

Despite the steep topography of the site, access is reasonably level and certainly suitable for wheelchair use from the main car park to the hotel and from the courtyard into the hotel where there is disabled parking facility and level access into the hotel. The main staircase and lift gives access to the majority of bedrooms and all public rooms. The outbuilding suites also have level access, although the loft accommodation is clearly not suitable for disabled users. In the main body of the hotel the bedroom layout indicates two bedrooms with full disabled facilities, although many of the other rooms will also be suitable for varying disabilities.

ENERGY EFFICIENCY / SUSTAINABILITY STATEMENT

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The intention is generally to achieve a standard of design in respect of thermal performance that is at least 25% better than the Building Regulation standards, by ensuring best practice for air tightness, continuity and thickness of insulation, controlling solar and glazing factors etc.

It is envisaged that the building will be heated using high efficiency gas boilers with effective thermostatic room controls. An element of solar heating will be incorporated to supplement hot water systems and pool heating and it is envisaged that a heat recovery ventilation system will be used that will also provide some night time bedroom cooling facility, based on external air temperatures. Solar panels can be located on internal facing sections of the roof.

The design will also encompass low carbon materials where possible with local natural stone externally, natural slate and natural stone paving, with green roof technology to enhance thermal performance to basement areas.

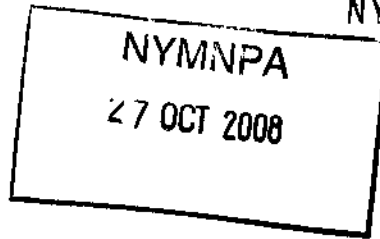
Lighting where possible will be low energy to provide general light levels with suitable low level theatrical lighting for focal features.

FLOOR AREA APPRAISAL



**RAITHWAITE HOTEL & SPA
SANDESEND, WHITBY**

Entrance / reception / office area	67m ²	721 sq ft
Lounge	75m ²	807 sq ft
Main dining room	162m ²	1,743 sq ft
Conference / overspill dining	32m ²	344 sq ft
Storage	17m ²	182 sq ft
External dining terrace	126m ²	1,356 sq ft
Main kitchen	108m ²	1,162 sq ft
Function kitchen / prep	44m ²	473 sq ft
GF service area, laundry & staff facilities	132m ²	1,420 sq ft
Ground floor circulation / toilets (public)	59m ²	635 sq ft
Lower ground floor circulation (public)	40m ²	430 sq ft
Function rooms, bar, reception & toilets	279m ²	3,003 sq ft
Pool, steam, plant, sauna, Jacuzzi	213m ²	2,292 sq ft
Gym and weight training	75m ²	807 sq ft
Class room	112m ²	1,205 sq ft
Treatment room	72m ²	775 sq ft
Reception, nail, office, circulation	76m ²	818 sq ft
Changing rooms	68m ²	731 sq ft
Lounge bar & stores	158m ²	1,700 sq ft
Bar external terrace	30m ² *	322 sq ft



First floor bedrooms / circulation	522m ²	5,618 sq ft
Second floor bedrooms / circulation	518m ²	5,575 sq ft
Third floor bedrooms / circulation	407m ²	4,380 sq ft
External suites 1 - 8	306m ²	3,293 sq ft
TOTAL BUILDINGS FLOOR AREA:	3,542m²	38,126 sq ft

GENERAL NOTES:

Areas are approximate internal floor areas measured within the external fabric. Where rooms are in the roof, some of the floor area may not have full headroom.

* External terraces are **not** included within overall floor area circulation.



1. Photograph of Raithwaite Hall during the Victorian / Edwardian period. The original symmetrical house is evident to the left hand side. This may well be Georgian in origin, although it is quite likely that the original building dates back even further. It seems likely that a southern wing was added during the Victorian era. This originally had a two storey bay but this was reduced to a single storey presumably in relatively modern times to make way for a rather incongruous picture window. It seems quite likely that during the late Victorian era the main priority of the owners was the gardens and it seems quite likely that the original front door gave access to the kitchens and staff facilities, with the new side wing forming the main entrance, giving access to a dining room and small sitting room at ground floor level with primary reception rooms on the floor above.

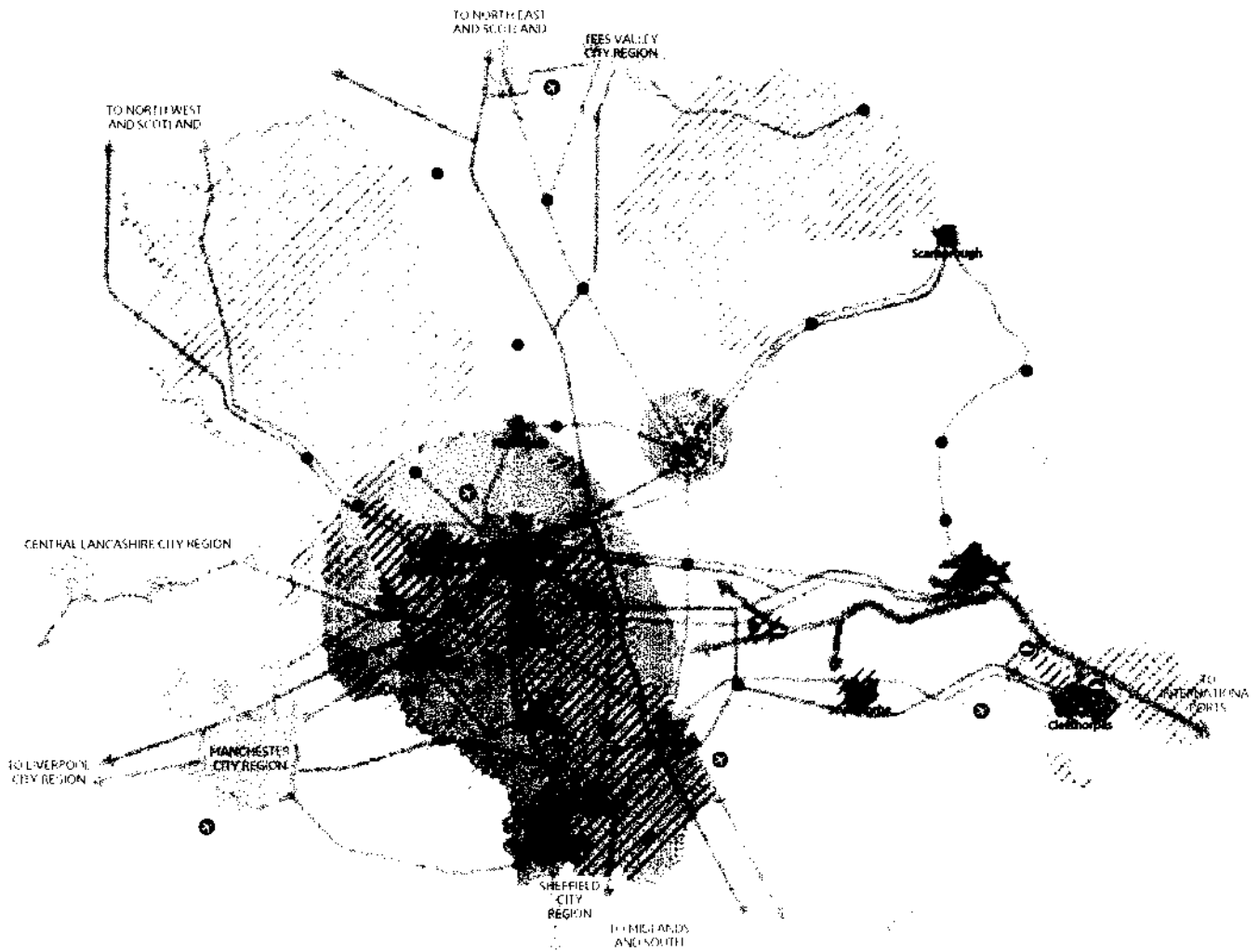
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GOVERNMENT OFFICE
FOR YORKSHIRE AND THE HUMBER

The Yorkshire and Humber Plan

Regional Spatial Strategy to 2026



May 2008

POLICY YH1: Overall approach and key spatial priorities

- A Growth and change will be managed across places and communities in Yorkshire and Humber in order to achieve sustainable development and the Spatial Vision as set out in Table 2.1
- B Plans, strategies, investment decisions and programmes should aim to:
 1. Transform economic, environmental and social conditions in the Regeneration Priority Areas - the older industrialised parts of South Yorkshire, West Yorkshire and the Humber
 2. Manage and spread the benefits of continued growth of the Leeds economy as a European centre of financial and business services
 3. Enhance the role of Sheffield as an important business location within its wider city region
 4. Optimise the opportunities provided by the Humber Ports as an international trade gateway for the region and the country
 5. Support Principal Towns and Local Service Centres as hubs for the rural and coastal economy and community and social infrastructure and encourage diversification of the rural economy
 6. Protect and enhance the region's environmental resources including areas of international and national importance, and the character and qualities of the Region's coast and countryside including for economic and social development
 7. Avoid exacerbating environmental threats to the region and reduce the region's exposure to those threats
 8. Avoid increasing flood risk, and manage land and river catchments for flood mitigation, renewable energy generation, biodiversity enhancement and increased tree cover
 9. Ensure that transport management and investment support and help deliver the spatial strategy

OUTCOMES

A more sustainable pattern of growth and movement will have been achieved across the Region.
 The Region's strengths will have been successfully capitalized on and key needs will have been addressed.

INDICATORS

As set out in Table 2.1.

LEAD ROLES

Local Authorities

Regional, sub regional and local organisations

MAIN MECHANISMS

LDFs
 LTPs
 Community strategies.
 Other strategies, plans, programmes and investment decisions.

Strategies, plans, programmes and investment decisions.

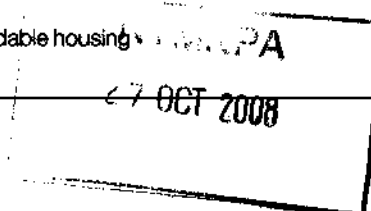
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- 2.39** The Principal Towns identified in the Plan (Key Diagram, Figure 2.3 and in the Sub Area sections) are derived from the Regional Settlement Study (2004) and from the South Yorkshire Settlement Study (2005). They vary in size and function but fulfil a regionally significant role as service, employment and transport hubs for their surrounding areas. These towns will provide an important focal point for services, facilities and employment – complementing and supporting the roles of the Regional and Sub-Regional Cities and Towns. This focus supports a pattern of service centres to meet the needs of rural areas and support a balanced pattern of development across the Region. Relative to the overall number of settlements in the Region, a local development focus on these 32 towns provides an efficient and concentrated approach to investment and service delivery.
- 2.40** Whilst LDFs will be expected to reflect this approach and focus on the 32 Principal Towns identified in the Plan, part C of policy YH6 sets out criteria to be used in deciding whether additional towns should also be identified. It will not be appropriate for there to be a significant increase in the number of Principal Towns in the region as a whole as this would be likely to undermine the core approach. However, in some South and West Yorkshire districts, it is likely that there will need to be some additional Principal Towns identified. This is because of the particular settlement pattern in those metropolitan districts, where there are numerous medium sized towns, relatively close to Regional and Sub Regional Cities and Towns, which don't perform the same service centre role as towns in more rural parts of the region. It may be appropriate for some of these towns to develop an enhanced role in order to support the transformation of the Regeneration Priority Areas, in which case they should be identified as Principal Towns in LDFs provided that the criteria in the policy are met, taking account of regeneration initiatives such as the National Coalfield Programme and Housing Market Renewal.
- 2.41** It is important that public transport services enable local communities to access services, facilities and employment opportunities in the Principal Towns. Transport is fundamental in enabling settlements to function as a network of different places fulfilling different roles and providing different opportunities.
- 2.42** In rural areas, market towns have a key role to play as hubs for the rural economy and as service centres, providing locally based employment opportunities. Town centres provide a key focus for commercial, service and cultural activity. Improving the performance, management and attractiveness of town centres is important to the future roles of towns across the Region.
- 2.43** The recent growth of many of the Region's market towns has placed considerable pressures on local character, environment, infrastructure and services. It is important that the character and distinctiveness of towns is protected and enhanced – for economic, environmental and social reasons. Open spaces within settlements, edges and settings and historic buildings, areas and street patterns all have a strong influence on the character and distinctiveness of many of the Region's towns.

POLICY YH6: Local service centres and rural and coastal areas

Local Service Centres and rural and coastal areas will be protected and enhanced as attractive and vibrant places and communities, providing quality of place and excellent environmental, economic and social resource. Plans, strategies, investment decisions and programmes should:

1. Achieve a high standard of design that protects and enhances settlement and landscape diversity and character
2. Support innovative means of accessing and delivering services
3. Retain and improve local services and facilities, particularly in Local Service Centres
4. Support economic diversification
5. Meet locally generated needs for both market and affordable housing



OUTCOMES

Local Service Centres and coastal and rural areas will have been enhanced and protected, and will provide an excellent environmental, economic and social framework to meet needs.

INDICATORS

Indicators set out in Table 2.1 in relation to Local Service Centres and coastal and rural areas.

LEAD ROLES

Local authorities

Regional, sub regional and local organisations

MAIN MECHANISMS

LDFs

Development control

LTPs

Community strategies.

Other strategies, plans, programmes and investment decisions

Strategies, plans, programmes and investment decisions.

- 2.44** The Region's rural areas are very diverse. There are remote rural areas in the north and east parts of the Region, more accessible rural areas to the west and south and a large expanse of coastal land to the east. As identified in the Index of Multiple Deprivation, there are also key rural areas that are particularly 'lagging' in terms of income, health, education and environment. These are concentrated in the South Pennines, coastal and some South Yorkshire coalfield areas.
- 2.45** The Yorkshire and Humber Rural Framework has identified the Region's rural priorities. Many of the issues that affect rural areas also affect the Region's urban areas. Addressing common issues of exclusion and deprivation requires a range of actions – one size will not fit all. Rural areas contribute to the prosperity of the whole Region, therefore it is key to recognise and improve the relationships between our rural and urban areas, and ensure that urban-based services address exclusion and deprivation in their rural hinterlands.
- 2.46** 80% of the Region is rural in nature and home to 20% of the Region's population. It is important that we harness the strengths and resources of rural areas to the benefit of the Region as a whole and to develop a viable future for rural communities. There is a need to ensure that the countryside is enhanced and provides a 'functional landscape' where development draws on and sustains the natural, cultural and historic environment of the Region. Using appropriate materials and a good quality of design is important to safeguarding and enhancing local character. Effective environmental stewardship is vital in terms of economic restructuring in rural areas and addressing climate change issues. Ensuring that local people have access to local services is important to the quality of life experienced by rural communities.
- 2.47** A slower pace and scale of growth, compared to urban areas, forms the overall approach in rural areas, with development being focussed on Local Service Centres. LDFs will need to identify Local Service Centres i.e. towns and villages that provide services and facilities that serve the needs of, and are accessible to, people living in the surrounding rural areas. In thinly populated rural areas these are often significant centres for fairly extensive catchments. The Regional Settlement Study (2004) identified over 200 Local Service Centres and provides a starting point for LDFs but is not exhaustive. Local Service Centres include a wide range of settlement types and sizes including small towns and large rural villages.

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Section 8 Coast

POLICY C1: Coast sub area policy

Plans, strategies, investment decisions and programmes for the Coast sub area should:

A Roles and functions of places

1. Strengthen the role of Scarborough as a Sub Regional Town serving much of the sub area and a focus for urban regeneration
2. Develop the Principal Town roles of Bridlington and Whitby
3. Maintain the role of Local Service Centres

B Economic development

1. Diversify the sub area's economic base, creating up employment opportunities, with tourism, sport and recreation, and other employment generating development and major new infrastructure at Scarborough and Bridlington
2. Review housing stock in Scarborough and Bridlington to assess future changing housing market needs
3. Respond to pressure by developing tourism, local services and businesses which do not do not compromise environmental, landscape and heritage assets

C Environment

1. Protect and enhance the unique character, heritage and biodiversity of the undeveloped coast and coastal waters, and protect the integrity of internationally important biodiversity sites
2. Conserve the geomorphological importance and natural beauty of the North York Moors National Park coast, the Flamborough Head coast, and Spurn Head and investigate extending Heritage Coast definition between Scarborough and Flamborough Head
3. Protect the historic seaside character of coastal settlements and upgrade their town centres and the seaside settings
4. Avoid the risk from flooding, erosion and landslides along the coast, through set-back approaches to relocate buildings
5. Improve the water quality and maintain and extend blue flag standards

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Continued

- 10.49** The secure hill-tops, fertile floodplains, mineral resources and navigable rivers have all contributed to the Region's rich and varied historic environment, the most significant components of which are set out in policy ENV9 based on the Historic Environment Study (2004).
- 10.50** This historic environment makes a very important contribution to its distinctive character, identity and sense of place; it also greatly adds to the quality of life of residents, and in particular the local and regional economy. Heritage generates two-thirds of visitor trips in the Region and a third of all the Region's income from tourism. Policy E6 aims to encourage sustainable tourism, and to a significant degree this will be dependent on safeguarding and enhancing the historic environment in line with policy ENV9.
- 10.51** In all, the Region has 35,000 designated assets, including: 2 world heritage sites (Saltaire, Fountains Abbey and Studley Royal); 7 battlefields (including Stamford Bridge, Towton, Marston Moor); 115 historic parks and gardens; 772 Conservation Areas; 2,649 scheduled monuments including nationally important castles and abbeys; 2,178 Grade I or II* listed buildings; over 29,000 Grade II listed buildings. It also has many non-designated heritage assets including industrial housing areas in South and West Yorkshire; archaeologically important areas (e.g. Thornborough Henges, the Vale of Pickering, the Wolds); historic street patterns; parks; open areas; historic towns.
- 10.52** There is a need to safeguard the heritage resource where possible, recognise its benefits to the local and regional economy, and identify opportunities to safeguard it and ensure new development adds to it, rather than detracts from it. This is especially important in terms of providing a sense of place in urban areas.
- 10.53** The purpose of Policy ENV9 is therefore to ensure that future development harnesses its existing historical context, wherever possible, in line with regional, sub regional or local distinctiveness, thereby helping to realize the potential of heritage and the historic environment.
- 10.54** To implement policy ENV9, local authorities should liaise with English Heritage to identify and evaluate areas, sites and buildings of regional, sub regional and local cultural and historic importance, and especially areas where regeneration can enhance the historic environment or where there are opportunities for historic-led regeneration; determine type, scale and location of new development in line with those areas, sites and buildings, where possible; provide for the protection, management regeneration and enhancement of those areas, sites and buildings, where possible.

POLICY ENV10: Landscape

The Region will safeguard and enhance landscapes that contribute to the distinctive character of Yorkshire and the Humber. Plans, strategies, investment decisions and programmes should safeguard and enhance the following landscapes and related assets of regional, sub-regional and local importance:

- A** Yorkshire Dales and North York Moors National Parks and the Niddedale, Howesden Hills, Forest of Bowland, North Pennine and Lincolnshire Wolds Areas of Outstanding Natural Beauty.
- B** The coastal landscapes of the East Coast and the Humber
- C** Deteriorated and despoiled urban fringe landscapes, especially in the former coalfield and older industrial parts of South and West Yorkshire
- D** Degraded rural landscapes, especially in parts of the Vale of York and Humberhead Levels

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OUTCOMES	INDICATORS	TARGETS
Regionally distinctive landscape character and quality will have been safeguarded and enhanced, especially within regeneration schemes.	Countryside quality	
Degraded and despoiled areas that detract from the Region's character will have been restored		
High quality public access will have been provided to the countryside.	Public access to the countryside Quality of parks and open spaces.	Increase number of local authority managed parks and open spaces with a current Green Flag Award.

LEAD ROLES	MAIN MECHANISMS
Local Authorities	Local Development Frameworks. Development Control. Sustainable Community Strategies. ACNB Management Plans. National Park Management Plans. Biodiversity Action Plans. Landscape character assessments.
Natural England	Strategies, plans and investment decisions.
Forestry Commission	Regional Forestry Strategy. English Woodland Grant Scheme. Regulatory controls
Environment Agency	Catchment Flood Management Plans. River Basin Management Plans. Shoreline Management Plans. Integrated Coastal Zone Management Plans.

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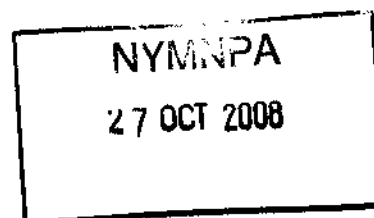
Section 11

Economy

POLICY E1: Creating a successful and competitive regional economy

In order to create a more successful and competitive regional economy, plans, strategies, investment decisions and programmes should help to deliver:

- A Economic growth, restructuring and diversification, taking account of the potential job growth indicated by Tables 11.1 and 11.2 and more detailed sub regional or local forecasts and updates as they become available
- B Investment in locations where it will have maximum benefit and secure competitive advantage, recognising the role of the Regional Cities and Sub Regional Cities and Towns as key drivers of productivity
- C Improved links between job opportunities, skills development (and needs), business productivity and investment, and the needs of excluded communities
- D A modern manufacturing sector and the modernisation of manufacturing industries
- E A knowledge-driven economy, by supporting the potential of higher and further education institutions, hospitals and research institutions and other knowledge-intensive industries, including the cultural sector and links with the provision of 'incubator' units, science parks and innovation centres
- F A more entrepreneurial region, with the aim of achieving higher rates of business start-ups and survival, and a larger number of small businesses, including the provision of low cost and smaller incubator units for small and medium-sized enterprises and micro businesses
- G Development related to important sectors or clusters, or individual employers important to the local economy, where they have specific property requirements
- H The role of airports and ports as significant economic drivers
- I The potential of the "non-business class" sectors*, including health, sport, retail, leisure, tourism and education as key economic and employment generators
- J Opportunities for business relating to the Region's unique environmental assets and challenges, including sustainable construction, renewable energy, resource and waste efficiency and environmental technologies and the 'low carbon economy'
- K ICT infrastructure and take-up of broadband, particularly as a priority in rural and peripheral areas of the Region
- L A wide range of initiatives to ensure more diverse, competitive and successful economies in rural areas



OUTCOMES	INDICATORS	TARGETS
<p>Economic growth of the region has been consistent with the Plan's Vision and Core Approach</p>	<p>Success of the regional economy.</p>	<p>Year on year increase in GVA growth above EU average.</p>
<p>The region has developed a modern and successful economy which is entrepreneurial, competitive and knowledge-driven and based on a modern sectoral mix.</p>	<p>Entrepreneurship, innovation and new business formation.</p>	
<p>Economic restructuring and diversification of the region through upskilling of the workforce</p>		
<p>Cities and urban areas have developed as key drivers of regional productivity</p>	<p>Contribution to the economy from cities and urban areas.</p>	
<p>There has been a growth in businesses related to the region's unique environmental assets</p>		
<p>There has been a significant improvement in access from rural areas to economic opportunities</p>	<p>Contribution to the economy from rural areas.</p>	

LEAD ROLES	MAIN MECHANISMS
<p>Local Authorities</p>	<p>Local Development Frameworks. Development control. Economic Development Plans / Strategies. City Region Development Plans.</p>
<p>Yorkshire Forward</p>	<p>Regional Economic Strategy. Investment decisions.</p>
<p>Sub-Regional Economic Partnerships Local Strategic Partnerships</p>	<p>Sub-Regional Investment Plans. Community Strategies.</p>

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POLICY E6: Sustainable tourism

- A** Local Authorities, Yorkshire Forward, Yorkshire Culture, the Yorkshire Tourist Board, and other agencies should promote, support and encourage tourism by adopting an overall approach which:
1. Recognises the sustainable growth of tourism as an integral contributor to the economy and makes best use of indigenous resources and existing tourism infrastructure
 2. Promotes responsible investment in the quality of the tourism and related services in order to provide a high quality experience, throughout the year, for all segments of the market
 3. Secures investment in local people skills and capacities in Yorkshire's tourism industry, making full use of the local labour supply to fill a range of existing and new high quality jobs in the tourism sector
 4. Supports local cultural distinctiveness and contributes to the quality of life in the communities of the Region
 5. Conserves and enhances the built and natural environment, particularly internationally and nationally important biodiversity sites and high quality historic environment, through effective visitor management
 6. Integrates tourism activity with a viable transport infrastructure that enables a realistic choice of travel mode to and within the region, supported by a management regime that encourages greater use of public transport by visitors
- B** Plans, strategies, investment decisions and programmes should promote tourism in the following priority areas:
1. Coastal resorts - economic diversification while consolidating and upgrading tourism facilities in ways which promote higher value activity, reduce seasonality and support urban regeneration
 2. Rural areas - where tourism and recreation can provide jobs for local residents of a scale and type appropriate to their location.
 3. Waterways - promoting tourism and associated development of an appropriate scale and type along waterways in both urban and rural areas
 4. Cities and Towns - Realise the potential of the heritage, leisure and cultural assets by promoting their roles as modern, varied and colourful destinations of choice. Local distinctiveness should be promoted, for example by encouraging use of local produce and services by businesses and visitors

OUTCOMES

Tourism has been recognised and valued as a key component of regional economic activity making a significant contribution to the local and regional economy.

A diverse and sustainable tourism industry has developed in the Region.

Tourism has contributed to improving the local skills base and employment opportunities in the Region.

INDICATORS

Contribution of tourism to the regional economy.

Popularity of visitor attractions in the region.

Tourism related rural diversification.

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LEAD ROLES

Local Authorities
 Local Strategic Partnerships
 Yorkshire Forward
 Yorkshire Culture
 Yorkshire Tourist Board
 Forestry Commission

MAIN MECHANISMS

Local Development Frameworks
 Community Strategies
 Regional Economic Strategy
 Regional Cultural Strategy
 Tourism Framework
 Plans and investment decisions

- 11.32** Tourism is a key component of regional economic activity and it needs to be recognised in relation to the culture, quality of life and environment of the Region. In 2003, it contributed an estimated £4.2 billion to the Yorkshire and Humber economy. Tourism is a major contributor to the regional economy. Economic benefit varies across the Region and the balance of tourism in the region is shifting. However, all parts of the Region would gain from further economic benefit from tourism and most areas could cope with more visitors. Heritage visitor destinations, such as York, have specific sensitivities but need to reflect their heritage assets in contemporary ways to achieve the Regional Tourism Strategy's aim of "value over volume". In the traditional tourism areas of North and East Yorkshire, the coastal and some rural parts of the Region need specific support. In the major cities, urban tourism is maturing based on day visits and business. Policies ENV8 (biodiversity) and ENV9 (historic environment) will be particularly relevant in the implementation of policy E6.
- 11.33** Part B of policy E6 sets out in general different approaches to tourism development in different broad locations in the region. Many spatial components of tourism are addressed in the sub area components of the Plan. They include the internationally renowned visitor destinations of York, the North York Moors and the Yorkshire Dales; seaside resorts; major business destinations; market and event venues and a relatively undeveloped area around the Humber. Intra-regional tourism is a significant feature in the Region, with about one third of domestic tourists originating from within the Region, and off-peak tourism is relatively strong. The emerging Regional Rural Delivery Framework seeks to promote the wider rural areas as high quality sustainable tourism destinations.
- 11.34** In relation to leisure-based tourism, improvements are likely to be needed to one or more of the region's major stadiums in order to offer a suitable facility for a major international event such as an Olympics 2012 event or football World Cup 2018 if England are successful in bidding for the tournament.
- 11.35** Transportation is a key issue in providing for and supporting sustainable tourism. The Regional Transport Strategy (RTS) contains policies for the promotion of multi-modal choice of access from the main visitor catchment areas (including Trans Pennine and north-south links). The RTS also supports the spatial objectives for tourism development in rural, coastal and urban areas of the Region through enhancing key linkages from major tourism drivers and gateway points including rail hubs, airports and seaports to the different sub area destinations.
- 11.36** The Good Practice Guide on Planning for Tourism provides relevant information to help implement policy E6.



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POLICY E7: Rural economy

Plans, strategies, investment decisions and programmes should help diversify and strengthen the rural economy by facilitating the development of rural industries, businesses and enterprises in a way that:

1. Promotes complementary roles for Principal Towns and Local Service Centres
2. Allows for essential development for agriculture or forestry purposes in the countryside
3. Encourages the use of information technology and telecommunications
4. Supports rural diversification schemes which bring economic, social and environmental benefit
5. Gives priority to the re-use of existing buildings
6. Supports and protects an attractive and high quality rural environment
7. Ensures appropriate scales and types of development and levels of traffic generation

OUTCOMES

The region has supported the development of a strong and diverse rural economy.

INDICATORS

Rural economic performance.
Safeguarding distinctive rural character.

LEAD ROLES

Local Authorities
Yorkshire Forward
Sub Regional Economic Partnerships
Yorkshire and The Humber Rural Board
Natural England
Forestry Commission

MAIN MECHANISMS

Local Development Frameworks.
Development control.
Regional Economic Strategy.
Rural Development Programme for England.
Sub Regional Investment Plans.
Yorkshire and The Humber Rural Framework.
Rural Development Programme for England.

- 11.37 The rural areas of the Region are important not only for those living and working there, but also for the economic, environmental and social contribution they make to the well-being of those living in towns and cities. Over three-quarters of land in the Region is rural, the vast majority being used for agriculture.
- 11.38 Rural areas have a distinctive character and they are under specific and serious pressures from deep-seated problems of economic decline, limited employment opportunities and isolation as the result of changes in the structure of agriculture and the decline of public transport. Some areas are simultaneously under great pressure for commuter housing, which has, and will continue to exacerbate the problem by raising the prices of both existing and new accommodation beyond the reach of local people.
- 11.39 As a key means of translating into action the Government's vision of a living, working, protected and vibrant countryside, as reiterated in the Rural Strategy 2004, partners and stakeholders in English regions were asked to jointly develop a Rural Framework and related governance arrangements that would set priorities for action, make the best use of available rural

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2. Strategic Framework

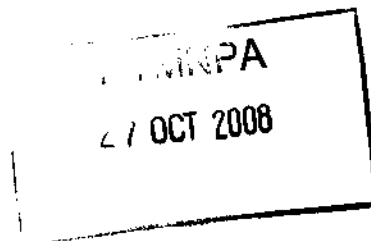
- (2) **the cost of and scope for developing elsewhere outside the area or meeting the need for it in some other way; and**
- (3) **any detrimental effect on the environment and the landscape, and the extent to which that should be moderated.**

Any construction or restoration should be carried out to high environmental standards.

2.37 Policy GP2 reiterates Government policy in relation to major development. What is known as the Silkin test was set out by the then Minister during the passage of the 1949 National Parks Act in the context of mineral extraction. The principles of this policy are now re-stated as they apply to all major development proposals and are set out in PPG7 and Circular 12/96 on National Parks. Policy M2 of the Local Plan sets out the policy in respect of large-scale mineral extraction.

2.38 It is considered important to re-state this established national policy within the local development plan. National guidance on what constitutes major development is given in PPG7 which states 'special considerations apply to major development proposals, which are more national than local in character'. Examples of what proposals might constitute 'major development' could include:

- Mineral working
- Waste disposal facilities
- Large energy generating schemes
- Water storage reservoirs
- High voltage electricity transmission schemes
- Large scale military development
- Large road schemes



GP3 GENERAL DEVELOPMENT POLICY

Development which accords with other relevant policies in this plan will be permitted where:

- (1) **the design of the scheme respects or enhances the character, special qualities and distinctiveness of the locality and wider landscape; and**
- (2) **the nature of the proposal in terms of the type of use and level of activity, either individually or cumulatively, would not have an unacceptable impact upon the character, special qualities and distinctiveness of the locality and wider landscape, public amenity, the operation of surrounding land uses, or any interest of acknowledged importance; and**

2. Strategic Framework

- (3) the proposal provides safe and convenient access for all, and is of a scale which the existing road network can serve safely, and provides means of access to the highway network and car parking provision in line with standards adopted by the National Park Authority; and
- (4) services can be provided without unacceptable impact, either individually or cumulatively, on the character, special qualities and distinctiveness of the locality and wider landscape, or other service users, and the proposal incorporates measures that prevent any unacceptable levels of pollution.
- 2.39 Policy GP3 provides a set of criteria with which all development in the National Park must comply. Other policies in the National Park provide the context for the principle of development, together with other considerations that are specific to the development and/or characteristics of the area in question. It is important that the Local Plan is read as a whole, as a number of policies may apply to a particular proposal, dependant upon the nature of the development itself and other site and area specific considerations.
- 2.40 New development should be well-related to the site and character of the surrounding area, respecting the special qualities of the locality and wider landscape. The National Park has areas with distinctive character and qualities, represented by a range of natural (e.g. trees), built and other features (e.g. the public rights of way network). Proposals that would have an unacceptable impact upon this character, either in the immediate or wider area will not be permitted. In respect of development in villages, the character of settlements depends considerably on the relationship of buildings to each other and their settings, in the local and wider context. The actual design of any new building should respect the nature of existing development in the locality, in terms of siting, massing, and orientation, and should be in scale and harmony with adjoining buildings and the area as a whole. Materials and detailing should be appropriate to the locality. Policy BE6 includes additional information in relation to issues of design. Proposals should retain, and where possible enhance, the most important features of the site in question, such as trees, hedges, walls and other natural and/or man-made features, where such features contribute to the character of the locality. Where trees and hedges are to be retained, their relationship to the development needs to be carefully considered to ensure their future well-being. Policy NE6 provides further guidance in this regard. Amenity space, landscaping and open space provided on site should form an integral part of any development. Policy BE10 addresses issues surrounding landscaping in further detail.
- 2.41 The proposed use should be compatible with existing uses and operations in the surrounding area, and should not reduce the amenities of other interests in the locality to unacceptable levels. Proposals that would introduce significant levels of activity in areas that are characterised by relatively low existing levels will not be permitted. The impact of proposals on the amenity of residential neighbours will be taken into account.
- 2.42 The use should be appropriate for the roads serving the site, either individually, or when assessed against other uses in the area. The levels and nature of vehicular movement to and from any site should be in accordance with the type of roads in the locality. Proposals will be expected to provide an appropriate level of car parking, in line with the appropriate standards (see Policy T9).

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4. Conservation of Cultural Heritage - Built Environment

- 4.43 Historic parks and gardens are another important aspect of the National Park's cultural heritage. English Heritage maintain a register of Parks and Gardens of Special Historic Interest which are graded according to their historic interest. (Grades I, II* and II are independent of any grade of Listed Building which may be associated with the park or garden).
- 4.44 Within the National Park, the following appear on English Heritage's Register: Arncliffe Hall (II); Duncombe Park (I); Mulgrave Castle (II*) and Rievaulx Terrace and Temples(I).
- 4.45 Whilst there are no statutory controls over the protection of these sites, PPG15 nevertheless advises Planning Authorities to protect registered parks and gardens through their planning functions.
- 4.46 In addition to registered sites there are a number of other parks and gardens which contribute to the cultural heritage of the National Park and the character of the landscape. They range from formal public or private parkland to cottage and farm gardens. In many cases these sites are very representative of the traditional social, economic and cultural history of the Moors and contribute significantly to the local distinctiveness of the area. In negotiating schemes affecting such gardens, the Authority will seek to ensure that proposals respect the contribution the garden makes to the wider character and appearance of the landscape. This is consistent with the way the Authority considers all proposals within the Park.

BE6 DESIGN OF NEW DEVELOPMENT

Proposals for new development or extensions to existing development will only be permitted where they are considered to respect or enhance the character of the surrounding streetscape, landscape or host building and are of a high standard of design. In particular proposals should:

- (1) be sited so as to respect and conserve the character of the built environment and wider landscape; and
- (2) be compatible with neighbouring buildings in terms of scale, height, massing, orientation, layout and density and residential amenity; and
- (3) ensure that detailing in traditional designs reflects or complements the traditional detailing of local buildings and that building materials are appropriate to the locality; and
- (4) ensure a satisfactory landscaping scheme (which complies with the criteria of Policy BE10) forms an integral part of the proposal; and
- (5) retain, enhance and/or create open spaces, views, landmarks, vegetation and townscape features which contribute to the character and quality of the area.

Proposals for schemes which in addition to the above, include energy efficiency measures as an integral part of the design of a scheme, will be supported and encouraged where they are of an acceptable design.

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4. Conservation of Cultural Heritage - Built Environment

BE15 CONVERSION OF TRADITIONAL RURAL BUILDINGS TO TOURIST ACCOMMODATION

Proposals for the re-use or adaptation of traditional rural buildings to tourist accommodation will be permitted where:

- (1) the building makes a positive contribution to the character of the landscape of the National Park, in terms of its architectural, historic or group merit and the proposed scheme can be achieved without unacceptable impact on the character or appearance of the building, its setting and the wider landscape; and
- (2) the building is of permanent and substantial construction and capable of conversion without significant rebuilding unless it occupies an infill site within the settlement listed in Policy H1 and H3, and;
- (3) the proposed scheme is compatible in terms of its scale, use, proposed and cumulative activity levels, with the character of the locality and wider area; and
- (4) the design of the scheme and the materials used are appropriate for the setting of the building, help to retain the character of the building and provide adequate standards of residential amenity without the need for significant extensions and/or significant external alterations; and
- (5) any necessary storage space, commensurate with the scale of the use can be provided within the proposed conversion or existing buildings associated with it. Proposals for new buildings to provide for domestic storage or garaging requirements will not be permitted; and
- (6) the building has sufficient land attached to provide for the functional requirements of the accommodation which would not have an unacceptable effect on the character and appearance of the setting of the building or the wider landscape; and
- (7) the proposal accords with the provisions of GP3.

4.82 Traditional rural buildings are important features of the landscape of the National Park. They include for example, chapels, schools and mill buildings and more commonly, agricultural barns. Such buildings contribute much to the character and appearance of the landscape and are a significant part of the National Park's cultural heritage. Their interest lies in their often simple, functional design, their materials and use of local building techniques. They are valued for their individual architectural or historic merit or, particularly in the case of farm buildings, for their value as a group.



5. Tourism & Recreation

Approach and Management Plan Objectives

- 5.11 It is the aim of this Plan to provide a framework within which the tourism industry can continue to develop sustainably, in a manner which promotes the quiet enjoyment of the National Park, and which supports the local economy. It is also important to minimise the adverse impact of the Park's visitors on the environment and on local communities.
- 5.12 The following objectives are taken from the National Park Management Plan;
- *To ensure that the management, maintenance and development of tourism sustains the special qualities of the North York Moors, promotes opportunities for understanding and enjoying them and provides sustainable benefits to the local community and its economy.*
 - *To maintain and enhance the range and quality of accommodation for the benefit of Park users in ways which respect sustainability principles and National Park purposes.*
 - *To maintain and enhance the range and quality of visitor facilities, services and attractions which respect the special qualities of the Park and sustainability principles.*

TM1 SERVICED ACCOMMODATION

Proposals to provide serviced accommodation will be permitted, in respect of new buildings, where they are located within settlements listed under Policies H1 and H3 of this Plan, or where they involve the change of use or conversion of an existing building or extension to an existing enterprise of this nature and where they conform with the provisions of Policy GP3. Where appropriate developers will be expected to provide suitable links to the public rights of way network.

- 5.13 It is widely accepted that serviced accommodation such as hotels, guest houses and public houses, farm house hotels and farm house guesthouses, is often the type of tourist accommodation that provides the greatest economic and employment benefits to an area. These benefits to local communities are vital in remote rural areas such as this National Park. However, PPG21 states that although the siting of serviced accommodation is important from a commercial standpoint, the optimum economic location may not be the most suitable once other issues, such as the effect on the environment, landscape and local communities, have been considered. This should be taken into account, especially in designated areas of national importance such as National Parks.
- 5.14 The location of proposed developments of serviced accommodation is an important factor in determining applications. New build developments will only be permitted within the settlements listed under policies H1 and H3 of the housing section of the Local Plan. This will prevent the development of new build serviced accommodation units in locations potentially damaging to the landscape character and general amenity of the National Park.

